

# Village of Lindenhurst



## Economic Development Report 2016

December 12, 2016

2301 E. Sand Lake Road • [www.lindenhurstil.org](http://www.lindenhurstil.org) • (847) 356-8252

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## What's Inside

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### **1. New Business**

This section will provide an overview of new non-residential business activity in 2016.

### **2. Business Recruitment**

This section will provide an overview of the Village's efforts to attract and recruit new business to Lindenhurst.

### **3. Business Support**

This section will provide an overview of the Village's efforts to support local businesses.

### **4. Community Improvements**

This section will provide an overview of the Village's effort to enhance infrastructure to make sites shovel-ready and to make sites more attractive to potential businesses.

### **5. 2016 Goals – Progress Report**

This section identifies progress made on the economic development goals established for 2016.

### **6. 2017 Goals**

This section will include a discussion of economic development goals for 2017.

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## New Businesses

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This section highlights new business development that occurred in 2016.

### **Antioch Pizza Shop • 1858 E. Grand Avenue**

Antioch Pizza Shop, which has operated in Antioch since 1977, opened a second location in Lindenhurst in the Century 21 business plaza. [www.antiochpizzashop.com](http://www.antiochpizzashop.com).

### **Napoli's Pizza • 2240 E. Grand Avenue**

Napoli's Pizza opened a store at 2240 E. Grand Avenue.

### **Rosati's Pizza • 475 S. Route 45**

Rosati's Pizza relocated their business from the Grass Lake Road/Bridgeport Terrace shopping plaza to the RJB plaza on Route 45.

### **Kathy's Help at Home Services**

This is a home-based business that provides in-home services to the elderly.

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## **Business Recruitment**

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The Village's recruitment and marketing program involves regular contact with potential developers about business opportunities within the Village. This program involves matching potential developers with available sites and spaces, communicating the many features and amenities of Lindenhurst, ensuring a streamlined and efficient process and evaluating incentive opportunities. Although the recent local and national economic factors have impacted business expansion and new store development, particularly in the retail sector, the Village continues to aggressively pursue potential new development through business contact and site specific marketing efforts.

The Village continues to actively market the following properties:

### **Southeast Regional Planning Area – Route 45 and Route 132**

During 2016, the Village had a number of meetings with potential developers regarding properties at the southwest corner of Route 45 and 132. Potential uses discussed included restaurants, fast food service, and auto dealerships. There are a number of large, undeveloped parcels in this area that are being targeted for future non-residential and retail development.

### **Southwest Corner of Sand Lake/Route 45 (20 acres)**

A major portion of this site is currently owned by a major retail chain and previous studies have identified this site as a prime location for grocery/miscellaneous retail use. This site has been for sale for several years.

As in past years, the Village continues to make regular contact with numerous grocery stores regarding this location, including Jewel-Osco, Roundy's, Woodman's, Whole Foods, and Aldi, to name a few. There is a total of 20 acres available on this site. The corner 6 acre site sold in 2011 to a commercial development company. In 2012, the Village had a series of discussions with the property owner about development of a grocery store. The national grocery store chain completed an updated market analysis, with the Village providing demographic information on the site as part of their analysis. While there are not specific leads on this property, the Village continues to maintain a relationship with Metro Commercial Real Estate, the firm that represents this property.

### **Route 45/Grand Avenue (Formerly the Village Green site) (64 Acres)**

This 64 acre commercially zoned site continues to be a key location for potential development within Lindenhurst. Over the past year, the Village continues to have communication with national retailers and commercial developers regarding this location. The property is not currently being actively marketed for sale by the property owner, however, the Village continues to seek potential development interest.

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## **Route 45/Grand Avenue (Residential Portion of Former Village Green (100 acres)**

This property is currently under contract for purchase by an area developer and residential home builder. Current plans call for an age-restricted senior housing development. We have received an application for tentative plat approval, along with some zoning relief. That application is on hold as the developer is working on dedication of an out lot to IDOT.

## **Northeast Corner of Grand Avenue and Deep Lake Road (70 acres)**

As previously reported, Speedway has purchased a portion of the 70 acre parcel for the development of a convenience store and fueling station. To date, no official plans have been submitted to the Village for review.

## **Grand Avenue and Lindenhurst Drive Area Properties**

There are several properties currently for sale in the area of Grand Avenue and Lindenhurst Drive. This area has been targeted as a potential redevelopment area and local and national retailers have been contacted and have expressed interest in the area. During 2016, the Village worked with the property owners and interested parties on acquisition discussions.

## **Route 45/Independence Site**

This site will provide for future economic development possibilities, including mixed-use residential/commercial development.

## **Grand Avenue and Mallard Ridge**

The Village has made contact with the firm representing this property, Goodfriend & Associates. The Village continues to market this piece for new development.

## **Former Carpet One Building and Charter One Building**

The Village is actively recruiting potential retail users to occupy these spaces.

## **Route 45 Retail Plaza**

The Village is currently in discussions with a retailer about a possible location in one of the vacant units in the retail strip center south of the Walgreens.

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## **Business Support**

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The Village is working to increase its support of local business through a variety of initiatives. This section will highlight those efforts this year.

### **Outreach**

This year, the Village reached out to approximately 17 national retail, grocery and restaurant chains combined. The Village continues to pursue and follow-up on the contacts made as a result of these outreach efforts.

### **Chamber of Commerce**

The Village is actively involved with the Lindenhurst-Lake Villa Chamber that promotes business activity. The Village and the Chamber continue to operate under a business support services agreement that provides for certain business support services. As such, the Chamber is providing the following:

- Developed and distributed a local business map.
- Participated in the Lindenhurst-Lake Villa area intergovernmental Concert in the Parks cooperative.
- With the Village, conduct periodic business visits.
- Continue the customer attraction new resident program, including any Village information and other local business materials.

### **Business Recognition Program**

The Village created a business recognition program as a way of recognizing major milestones and showing appreciation for businesses that are new to Lindenhurst as well as businesses that have been successful over the year. The program includes the following:

- Welcome letter and Chamber ribbon cutting ceremony
  - Letter from the Village celebrating five year anniversaries
  - Highlight in the Village newsletter celebrating five year anniversaries
  - Website newsflash celebrating five year anniversaries
  - Proclamation by Village Board celebrating 10 year anniversaries
  - Recognizing major business accomplishments, contributions to the community and successful development and redevelopment projects.
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## **Website**

This year the Village completed several improvements to the economic development area of its website. An outside firm was used to develop aerial video and photos of key economic development properties. This provides prospective developers with additional information on key development parcels.

The Village continues to maintain a list of available properties and buildings with zoning, property/building size, and location information. The Village website includes business resource information related to small business development, major employers and demographics. A Business Development Process page was created that includes a summary of how the development process works in Lindenhurst.

The Village also maintains a database of licensed businesses for use by the public. This database includes business name, location, contact information and business types. Customers can reference this database when looking for local businesses.

## **Comprehensive Development Application Packet**

This year the Village made several modifications and improvements to its comprehensive development application packet. The packet provides new development with a comprehensive checklist of all plans, application forms and information needed as part of their development process.

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## **Community Improvements**

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The Village of Lindenhurst proactively plans for the completion of community improvements that will enhance property values and make Lindenhurst a more attractive location for businesses and homeowners. In addition, the Village continues to identify improvements needed to make key development sites shovel-ready. This section highlights progress on community improvement for this year.

### **Southeast Regional Utility Extension**

As the Village continues to thoroughly explore all economic development opportunities, the Village has taken the approach of making vacant properties attractive and shovel-ready. In 2016, the Village completed the final engineering design, commenced and completed construction on the extension of water and sanitary sewer utilities to the southeast regional planning area. Construction is complete and the new utilities are now in service.

### **Wastewater Treatment Facility Improvements**

The Village and Lindenhurst Sanitary District have recently completed improvements to the wastewater treatment facility to ensure sufficient capacity is available for current and future developments. This project is received final completion in 2016.

### **Lake Michigan Water**

In 2016, significant progress was made on bringing Lake Michigan water to Lindenhurst. The Preliminary Engineering Report and Final Engineering design phases were completed. In addition, the bidding process for the transmission main, which will bring Lake Michigan water to Lindenhurst, was completed. Bid Package #1 was awarded to Joel Kennedy Construction in the amount of \$8.5 million. Bid Package #1 involves installation of pipe from Hunt Club and Washington to Almond Road, north on Almond Road to Grand Avenue. Additionally, Bid Package #2 was bid in November and awarded to Campenella Construction in the amount of \$4.1 million. Bid Package #2 will install pipe from Grand Avenue and Hutchins, north on Hutchins, across an open field to Route 45 and then south to Falling Waters Boulevard. It is anticipated that both construction projects will be completed in the third or fourth quarter of 2017.

As part of the process to bring a long-term, sustainable water source to our community through Lake Michigan water, several internal Village improvements were needed within the Village's existing municipal water system. Construction of the first phase of internal improvements was completed in 2015. The remaining portions of the Phase I work, along with Phase II improvements, were completed in 2016. Construction of a 1 million gallon water reservoir is now complete, and work continues on the Village's new water receiving facility.

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## **Grand Avenue Improvements**

The Village is currently participating in the process undertaken by the Illinois Department of Transportation (IDOT), to identify and recommend improvements along Grand Avenue, from Munn Road to Sand Lake Road. This area was identified for improvement due to the high amount of accidents that occur along this section. The proposed improvements would add a turn lane to improve safety. The Village completed a Grand Avenue corridor streetscape plan that includes lighting, enhancements and pedestrian improvements that could be completed in conjunction with this project. IDOT has advised the Village that the project is currently on hold due to funding constraints.

## **Beck Road Reconstruction**

Working with IDOT, the Lake County DOT, and engineering consultants Gewalt Hamilton, the Village was awarded grant funding to reconstruct Beck Road from Sand Lake Road to Grass Lake Road. In 2016, the project was bid and construction commenced in August. Most of the major construction is now complete, with landscape restoration to be completed next spring.

## 2016 Economic Development Goals

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### **Facilitate the Development Approval Process for the new Zeigler Nissan Dealership**

- In early 2016, we anticipate the new Ziegler Nissan will be submitting development plans for review and approval by the Village. Construction is slated to begin in March 2016.
- *In 2016, the Village assisted Zeigler Nissan with the development approval application process. The Village coordinated a detailed review of development plans, conducted the public hearing process, and completed Plan Commission/Village Board review and approval. The Village also issued building permits for the project and has conducted regular construction inspections. The building is scheduled to be completed in March.*

### **Coordinate the Extension of Utilities to the Southeast Regional Planning Area**

- In 2015, the Village coordinated the completion of engineering design of the extension of water and sanitary sewer utilities to the southeast regional planning area. In 2016, the Village will coordinate and oversee the construction process.
- *In 2016, engineering design was finalized, we conducted the competitive bidding process, awarded bid and completed construction. This project is complete and the new utilities are now in service.*

### **Facilitate the Development Approval Process for the new Speedway**

- In 2016, we anticipate that Speedway will be submitting development plans for review and approval by the Village. Speedway is in the process of purchasing several acres of undeveloped land at the corner of Route 132 and Deep Lake Road.
- *No action was taken in 2016 as no plans were submitted. Speedway has indicated a possible 2017 plan submittal.*

### **Coordinate and complete the recommended amendments to the Village's Zoning Code**

- The Village's attorney has completed the process of reviewing and updating the current Zoning Code. In 2016, the Village will conduct a series of public meetings to review and consider the recommended amendments.
- *In 2016, the Village has begun a series of Plan Commission workshop meetings to review and discuss proposed amendments to the Village's Zoning Code.*

### **Continue active recruitment of a local hardware store**

- In 2016, the Village will continue to aggressively pursue area hardware stores by marketing certain key development opportunities.
- *During 2016, the Village had several conversations with an area hardware store about development opportunities in Lindenhurst.*

### **Continue active recruitment of a national grocery store**

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- In 2016, the Village will continue to make follow-up calls and meetings with national grocery stores in the hopes of finding a development opportunity.
- *In 2016, the Village made contact and follow-up calls to a number of grocery stores about development opportunity in Lindenhurst.*

#### **Continue to promote and market Lindenhurst as an attractive place for new business**

- Continue to market key properties: Sand Lake Road/Route 45 property, and Routes 132 and 45, Route 132 and Deep Lake Road, Route 132 corridor.
- Work with the brokers and private property owners of the key commercial parcels in the southeast area to identify and pursue interested investors.
- Pursue large retailers/grocery stores for intersection of Routes 132 and 45.
- Focused development planning efforts on the southeast regional planning area.
- *During 2016, the Village met with and explored the possible use of an economic development consultant to assist the Village with the development of an economic development strategy and active recruitment efforts.*

#### **Continue with the Village's business support program**

- Continue to support local businesses through involvement with the Chamber of Commerce and the Shop Local Program.
  - Implement the various aspects of the Village/Chamber support services agreement.
  - Continue to work with the Village of Lake Villa, Lake Villa Township, Lindenhurst Park District, and Lindenhurst-Lake Villa Chamber of Commerce on the development of new community events that connect the community to area business districts.
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## 2017 Economic Development Goals

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### **Participate in the Grand Opening of the new Ziegler Nissan Dealership**

- In early 2017, we anticipate the opening of the new Ziegler Nissan.

### **Facilitate the Development Approval Process for the new Speedway**

- In 2017, we anticipate that Speedway will be submitting development plans for review and approval by the Village. Speedway has acquired several acres of undeveloped land at the corner of Route 132 and Deep Lake Road.

### **Finalized the recommended amendments to the Village's Zoning Code**

- The Village's attorney has completed the process of reviewing and updating the current Zoning Code. In 2017, the Village will complete a series of public meetings to review and consider the recommended amendments.

### **Continue to participate in redevelopment discussions for the Grand Avenue/Lindenhurst Drive Area**

- In 2017, we will continue to work with property owners and interested business parties about potential redevelopment concepts for the Grand Avenue and Lindenhurst Drive area.

### **Continue active recruitment of a local hardware store**

- In 2017, the Village will continue to aggressively pursue area hardware stores by marketing certain key development opportunities.

### **Continue active recruitment of a national grocery store**

- In 2017, the Village will continue to make follow-up calls and meetings with national grocery stores in the hopes of finding a development opportunity.

### **Continue to promote and market Lindenhurst as an attractive place for new business**

- Continue to market key properties: Sand Lake Road/Route 45 property, and Routes 132 and 45, Route 132 and Deep Lake Road, Route 132 corridor.
- Work with the brokers and private property owners of the key commercial parcels in the southeast area to identify and pursue interested investors.
- Pursue large retailers/grocery stores for intersection of Routes 132 and 45.
- Focused development planning efforts on the southeast regional planning area.

### **Continue with the Village's business support program**

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- Continue to support local businesses through involvement with the Chamber of Commerce and the Shop Local Program.
- Implement the various aspects of the Village/Chamber support services agreement.
- Continue to work with the Village of Lake Villa, Lake Villa Township, Lindenhurst Park District, and Lindenhurst-Lake Villa Chamber of Commerce on the development of new community events that connect the community to area business districts.

#### **Grand Avenue Streetscape Project**

- Continue to work with IDOT and finalize selection of streetscaping elements.

#### **Other future considerations:**

- Business assistance programs, such as façade rehabilitation or outdoor dining.
  - Consider an update to the Village's Comprehensive Plan
  - Consider use of an economic development consultant to assist the Village with enhancements to our economic development program.
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For more information about the Village of Lindenhurst, including business and retail opportunities, please use this QR code to visit the Village's website.



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